

Tsarkov, Alex

From: lcpilcher@comcast.net

Sent: Thursday, March 24, 2011 11:13 PM

To: Tsarkov, Alex

Subject: "Written Testimony in Support of HB6620 Condo Bills; For Public Hearing 3/25/11" new condo bills HB6620, HB1205, HB1208

Dear Judicial Committee Members,

I am writing this letter on behalf of my 84 year old mother who owns a condo at Eden Harbor in Old Saybrook Connecticut. We wish to express our support for new condo bills HB6620, HB1205 and HB 1208.

When my mother purchased her condo in 2005, after living in her own home in Greenwich for over 40 years, it seemed like a wonderful idea. Her common charges were to be just over \$300 a month. She wouldn't have to mow the lawn or shovel snow. Perfect for someone of her age whose only income is her Social Security check. Six years later her common charges are close to \$600 a month. She has paid special assessments. Problems with her unit have not been repaired by the developers during their tenure, nor by the condo board. The condo board is suing the developer and there pending legal actions. The new friends my mother made in this quiet condo development don't speak with one another and she sometimes feels as though she is living in a war zone. Her unit is unmarketable because of the pending legal actions. I hold the Power of Attorney for my mother and want to make our feelings known.

On Saturday of Thanksgiving weekend in 2005 my mother was notified by her real estate agent that the condo she was to close on two days later could not be occupied because the developer had not yet received a certificate of occupancy from the Town of Old Saybrook. It was too late for her to change the closing on her house in Greenwich, also scheduled for that same day. This was the beginning of her horror story. My mother has often felt trapped and victimized by the situation in her condo development. She feels as though she has no rights and her needs and wishes don't count. My mother would be willing to pay a nominal fee for the service of an ombudsman in order to address unresolved community association governance disputes and to help support an Office of Condominium Ombudsman. She would support a volunteer panel consisting of condo owners, property managers and attorneys to help mediate disputes between condo owners and condo associations or property managers. She would also be supportive of a Property Manager Licensure bill if this issue should arise.

We support the establishment of a State condominium ombudsman and a procedure for condominium owners to have problems resolved without the expense of lawyers or the time-consuming process of using the court system. Therefore, we respectfully urge you to support HB6620, HB1205 and HB1208 Condo Bills.

Thank you for taking to the time to read this letter and to consider our point of view.

Sincerely,

3/25/2011

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